



Nant Y Gaer

Llanbedr-Y-Cennin Conwy LL32 8JB



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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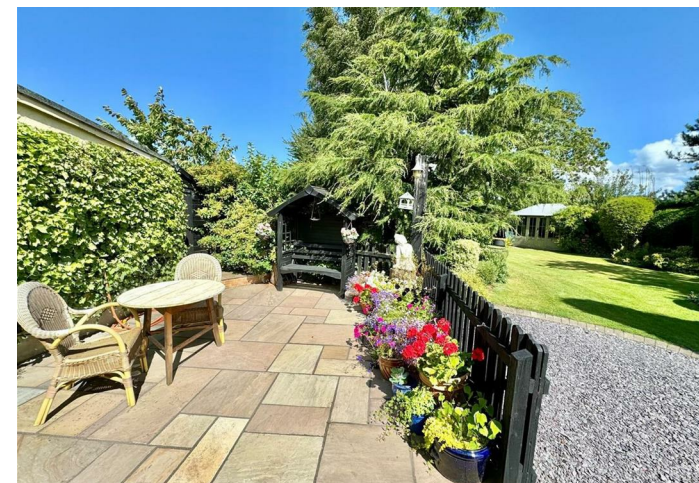
£575,000

An exceptional detached country residence set in beautifully landscaped grounds in the village of Llanbedr y Cennin in the Conwy Valley.

VIEWING HIGHLY RECOMMENDED

This stunning home offers character accommodation arranged over two floors and enjoys extensive South Westerly views across and down the Conwy Valley. Large professionally landscaped gardens with rear views, extending down towards the River Conwy. The rear original cottage has been extended to incorporate what was once the village bakery. Whilst the current layout provides 3 bedrooms, the Dining Room could easily be utilised as a large downstairs bedroom with en suite bathroom and walk in dressing room. Central heating, double glazing, log burning stove, attractive country kitchen with sliding door leading to outside garden. This is a truly beautiful home and inspection is highly recommended.

Offers in excess of £575,000



Location

Llanbedr y Cennin is a small popular village situated within the Conwy Valley approximately equal distance from the medieval castle town of Conwy and the traditional market town of Llanrwst. Situated within easy access of the A55 Expressway giving access to all main routes.

The Accommodation Affords:
(approximate measurements only)

Lounge 22'11" x 15'5" (7.0m x 4.71m)

Dual aspect room enjoying extensive countryside views. French doors onto front patio and side garden. Feature recessed fireplace with timber lintel and cast iron log burning stove, coved ceiling, radiators, wall lights, built in cupboard housing central heating boiler.

Large Dining Kitchen 16'0" x 14'5" (4.89m x 4.4m)

Country style kitchen with a range of bespoke hand made base and wall units, open shelving, inset stainless steel sink with granite drainer and work top. Space for American style fridge, range cooker and canopy stainless steel extractor above, floor tiling with underfloor heating, larder cupboards. Central area for farmhouse style table with lighting over. Large glazed wall with sliding patio doors opening onto to side garden. uPVC double glazed window and door to rear opening onto a beautiful sun terrace.

Dining Room 16'0" x 13'1" (4.88m x 4.01m)

(This room could also be a large downstairs bedroom with en suite bathroom and walk in dressing room leading off)
Two uPVC double glazed windows overlooking rear, radiator, wall lights.

Bathroom (en suite) 7'0" x 13'9" (2.14m x 4.2m)

Three piece suite, comprising tiled panelled bath with shower above, vanity wash basin with mirror, concealed cistern w.c. fully tiled walls and floor, uPVC double glazed outer door.

Walk in Dressing Room 7'0" x 5'2" (2.14m x 1.58m)

Range of shelving and hanging rails.

Inner Hallway

With staircase leading off to First Floor Level and radiator.
uPVC double glazed door from Inner Hallway leads to Summer House.



Summer House 9'1" x 9'1" (2.78m x 2.77m)

A place to relax and enjoy a quiet moment overlooking open countryside, whilst savouring an early evening G & T !

Cloakroom

Low level w.c. and wash basin.

First Floor Level

Landing

Bedroom 1 14'9" x 13'3" (4.5m x 4.06m)

With views to side elevation, radiator.

En suite Shower Room 11'0" x 7'3" (3.36m x 2.23m)

Shower enclosure, vanity wash basin with mirror and integral lighting, concealed cistern w.c. wall and floor tiling, towel rail.

Walk In Dressing Room 11'3" x 5'4" .m (3.44m x 1.64.m)

With a range of shelving and hanging rails.

Bedroom 2 13'5" x 9'4" (4.1m x 2.85m)

uPVC double glazed window overlooking side enjoying views, eaves storage cupboards, built in wardrobe, radiator.

Bedroom 3 10'4" x 7'6" (3.16m x 2.3m)

uPVC double glazed window overlooking rear, built in wardrobes, radiator.

Bathroom 13'4" x 4'9" (4.07m x 1.45m)

Three piece suite comprising panelled bath with shower over, Travertine style table top vanity with circular bowl and mixer tap, low level w.c. radiator. Travertine style tiled walls and floor, uPVC double glazed window.

Outside

To the front of the property there is a splayed walled entrance with twin timber gate leading to hard standing for off road parking. Beautifully landscaped and immaculately presented level gardens with established shrubs and plants. Superb Summer House half way down the lawn enjoying privacy. Hard standing and timber garden stores. To the front of the house there is a circular paved private seating area surrounded by specimen plants.

Utility Room 17'6" x 8'2" (5.35m x 2.5m)

With access off Sun Terrace near rear door. This is a spacious room providing laundry and storage areas.



Services

Mains water, electricity and drainage are connected to the property, LPG gas central heating and log burning stove.

Viewing

By appointment through the Agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:

Conwy County Borough Council tax band 'D'

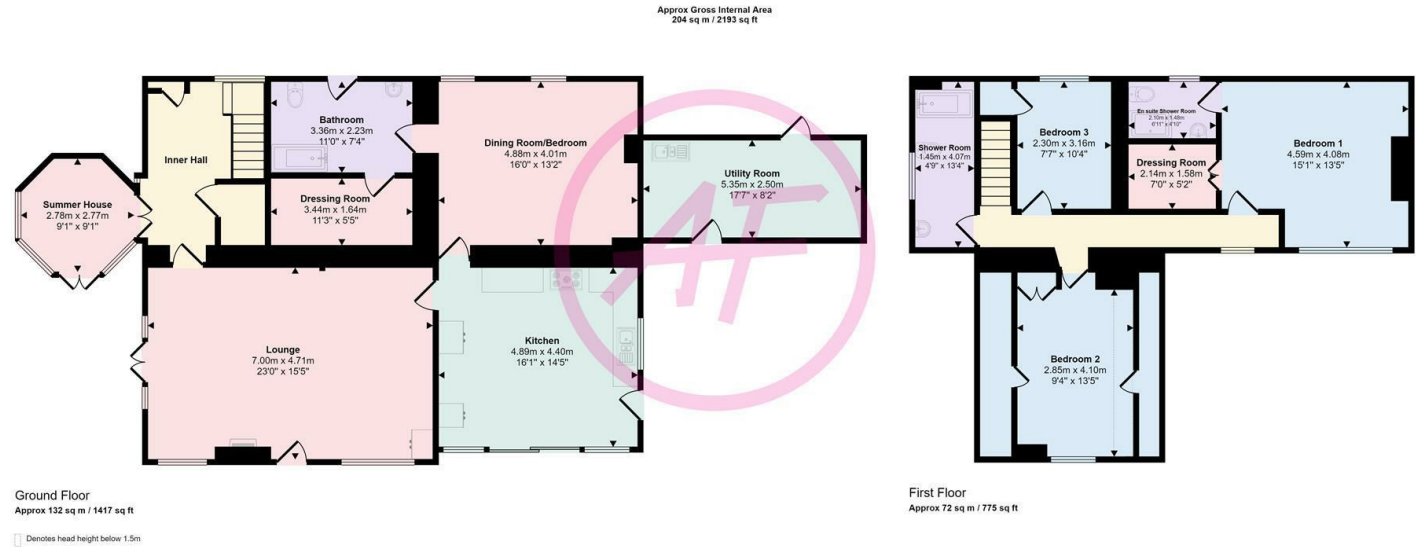
Directions

Proceed from Conwy along the B5106 out through Tynygroes to Talybont for approximately 8 miles, turn right at Y Bedol towards Llanbedr y Cennin and follow the country lane up towards The Bull. The property will be viewed on the right hand side next to the former Post Office.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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